

**Maine Investment Properties, LLC
Knox Mill Complex
Knox County
Camden, Maine
A-839-71-B-T**

**Departmental
Findings of Fact and Order
Air Emission License
Transfer**

After review of the file and related materials submitted with regard to the above noted application, pursuant to Title 38, M.R.S.A., Section 590 and Chapter 2 of the Department Regulations, the Department finds the following facts:

- I. Maine Investment Properties, LLC has requested the transfer of Air Emission License A-839-71-A-N from Bracebridge Corporation to Maine Investment Properties, LLC through a letter to the Bureau of Air Quality dated October 28, 2005. The Knox Mill Complex consists of office and associated support buildings. Air Emission License A-839-71-A-N, was issued to Bracebridge Corporation on October 3, 2005.
- II. The full name and address of the new owner is:

Maine Investment Properties, LLC
2110 Maryland Avenue
Baltimore, MD 21218

The closing date for the purchase was December 20, 2005 and Maine Investment Properties, LLC has assumed all obligations of the facility. A copy of the deed was submitted to the Bureau of Air Quality on January 9, 2006.

- III. Maine Investment Properties, LLC certifies that there will be no increase in air emissions beyond that provided for in the existing license, either in quantity or type.
- IV. Maine Investment Properties, LLC states that they possess the technical and financial capacity to operate the facility. The company's founder has over 25 years of experience in real estate development, and the company is familiar with typical land use and environmental issues involved with property development and management. Maine Investment Properties, LLC intends to renew existing contracts held by the previous owner and use contractors and consultants who are

already familiar with the properties and the requirements of Maine law. Thus, the applicant feels confident that there is sufficient expertise in facility operations so as to operate completely within compliance of the license.

- V. Maine Investment Properties, LLC will divide ownership of the buildings between four wholly-owned subsidiary companies, as follows:

Subsidiary Name	Building
Knox Mill Properties LLC	Knox Mill Buildings 3 – 8; 30 Mechanic Street Parking
Knox Mill 1 LLC	Knox Mill Building 1
Knox Mill 2 LLC	Knox Mill Building 2
51 Mechanic Street LLC	Knox Mill Annex

Maine Investment Properties, LLC is the sole member of each of the LLCs that own a part of the Knox Mill Complex, and as such assumes primary responsibility and liability for its subsidiaries for permit compliance.

ORDER

Based on the above, the Department concludes that the applicant for the air emission license transfer has the capacity to satisfy all applicable statutory criteria and hereby APPROVES the transfer of Air Emission License A-839-71-A-N, from Bracebridge Corporation to Maine Investment Properties, LLC, subject to all conditions attached to them.

DONE AND DATED IN AUGUSTA, MAINE THIS DAY OF 2006.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BY: _____
DAVID P. LITTELL, COMMISSIONER

PLEASE NOTE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES

Date of initial receipt of application: October 28, 2005

Date of application acceptance: November 1, 2005

Date filed with the Board of Environmental Protection: _____

This Order prepared by Rachel E. Pilling, Bureau of Air Quality.